

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:50 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, AND LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, KRISTENE HONZIK - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, briefly described the applications that have been requested by applicants or staff to be held in abeyance, tabled, or withdrawn without prejudice.

ITEM 40 [SUP-3167]: MR. CLAPSADDLE stated that the applicant submitted a letter requesting the special use permit be withdrawn.

ITEM 8 [GPA-2993], ITEM 9 [ZON-3176], and ITEM 10 [VAC-3178]: MR. CLAPSADDLE explained that these items relate to the proposed Social Security Office. He stated that a total of 883 protests were received by the Planning Department. Of that total 752 were received late in the day and there was not adequate time to verify signatures. Because of the number of citizens that have expressed concerns, MR. CLAPSADDLE suggested these items, if forwarded to City Council, be heard as Not to be Heard Before 4:00 p.m. items.

ITEMS 35 [SDR-3213] and 36 [ROC-3216]: MR. CLAPSADDLE stated that these applications should be reversed with the Review of Condition being heard prior to the Site Development Plan Review.

ITEM 22 [SDR-3101]: This Site Development Plan Review has been held in abeyance several times. The application is relative to the Desert Dodge proposal and the applicant has been able to provide the parking analysis, the site plan depicting the four rows to be used for automobile storage and the proposal to provide wrought iron fencing along the perimeter of the car storage area. MR. CLAPSADDLE also recommended a one year review be added to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Briefing

MINUTES – Continued:

ITEM 56 [WVR-3222]: GINA VENGLASS, Public Works Department, stated that Public Works is recommending approval subject to the applicant complying with the condition that calls for a 60-foot street, where an 80-foot street is required by Town Center Standards.

CONDITION CHANGES:

ITEM 32 [VAR-3204]: MR. CLAPSADDLE stated that staff rarely recommends approval of a parking variance, however, in this case because 2,000 square feet of the building will be utilized as a radiation center and since only one patient at a time can use the facility, it is not considered a standard medical office for the entire square footage of the building.

ITEM 23 [SUP-3128]: Staff met with the applicant and was able to resolve the landscaping issues. MR. CLAPSADDLE stated that the applicant was agreeable with the conditions.

MISCELLANEOUS:

GINA VENGLASS, Public Works Department, briefly listed the items that require modifications or have been requested by the applicant to be held in abeyance. Those items include: ITEM 11 [SDR-3177], ITEM 15 [SDR-3039], ITEM 17 [SDR-3072], ITEM 23 [SUP-3128] and ITEM 31 [SDR-3199].

MR. CLAPSADDLE briefly discussed ITEM 24 [MOD-3206], ITEM 25 [ZON-3209], and ITEM 26 [SUP-3304], related to the International Church. He noted that staff has no problem with the use. Because the site is on a very steep slope MR. CLAPSADDLE stated that the applicant will be required to submit a detailed grading plan in addition to the site plan. Staff wants to ensure that the applicant is very specific as to how they will approach the steep grade. Responding to COMMISSIONER McSWAIN, MR. CLAPSADDLE stated that the site plan contained in the applicant's packet is inadequate for what the Church plans to do.

MEETING ADJOURNED AT 5:56 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS, BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, AND LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, KRISTENE HONZIK - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

SUBJECT:

Approval of the minutes of the October 23, 2003 Planning Commission Meeting

MOTION:

NIGRO - APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:02)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3168 - PALMILLA AT THE VISTAS - THE HOWARD HUGHES CORPORATION

- Request for a Tentative Map FOR A 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.07 acres adjacent to the southwest corner of Alta Drive and Vista Run Drive (APN: 137-34-511-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 through 3 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:25 – 6:36)

1-580

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 1 – TMP-3168

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning [Z-0119-96] and the Summerlin West Plan Development Standards.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving (if legally able) on Vista Run Drive and Vista Center Drive adjacent to this site concurrent with development of this site. Also, if not already constructed or guaranteed by the Master Developer at the time of development of this site, construct all incomplete half-street improvements on Charleston Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
7. Provide public sewer easements for all public sewer lines not located within existing public street right-of-way. We note that a public sewer easement adjacent to lot 67 and across the Common Lot C out to Vista Run Drive must be provided for the proposed sewer alignment.
8. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 1 – TMP-3168

CONDITIONS - Continued:

9. A Drainage Plan and Technical Drainage Study update must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.

Public Works

10. Provide public sewer easements for all public sewers not located within existing public street right-of-way, including between lots 43 and 44, prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 1 – TMP-3168

CONDITIONS - Continued:

13. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin, Z-119-96, and all other subsequent site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3174 - TETON VILLAGE - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map Plan FOR A PROPOSED 128 UNIT CONDOMINIUM DEVELOPMENT on 10.30 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation) [PROPOSED: RPD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 through 3 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:25 – 6:36)

1-580

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 2 - TMP-3174

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2849), Site Development Plan Review (SDR-2850), Variance (VAR-2855), and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Landscape and maintain all unimproved rights-of-way on Grand Teton Drive and Tee Pee Lane adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Grand Teton Drive and Tee Pee Lane public rights-of-way adjacent to this site prior to occupancy of this site.
9. Site development to comply with all applicable conditions of approval for ZON-2849, SDR-2850, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 2 - TMP-3174

CONDITIONS - Continued:

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3194 - TOWN CENTER ASSEMBLAGE R-PD5 60/75 #3 - PARDEE HOMES OF NEVADA - Request for a Tentative Map FOR A 62-LOT RESIDENTIAL SUBDIVISION on 15.23 acres adjacent to the southwest corner of Farm Road and Tee Pee Lane (APN: 125-18-701-004, 007, 008, 009, 010 and 011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 through 3 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:25 – 6:36)

1-580

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)] , and all other site related activity.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 3 – TMP-3194

CONDITIONS:

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north, west, and south boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and Severance Lane adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and Severance Lane public rights-of-way adjacent to this site prior to occupancy of this site.
10. Site development to comply with all applicable conditions of approval for Z-33-01, Z-34-01 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2966 - HECTOR AND MARITZA CAMACHO - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

10

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that the applicant has proposed an auto repair garage. Surrounding the site are residences and a school located to the south. Staff determined that the proposed project is not compatible with the neighborhood and would be considered spot zoning inasmuch as there are no C-2 or General Commercial in that area. Staff recommended denial on all applications.

HECTOR CAMACHO, the applicant, 3361 Shadow Bluff, concurred with staff conditions. Since staff is recommending denial he asked if there were other uses available to him.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 4 – GPA-2966

MINUTES – Continued:

MR. CAMACHO justified his proposal saying he plans to have a crash gate to eliminate any traffic impact on the adjacent school.

TODD FARLOW, 240 North 19th Street, stated that areas close to schools should be reserved for residential uses.

For the record, MARGO WHEELER, Deputy Director, Planning and Development Department, stated that 341 notices were mailed and only three protests were received.

DR. HAZEL MANN, no address given, stated that she lives in this neighborhood, a neighborhood that consists of first-generation immigrants. She strongly opposed the project and stated that the neighborhood should remain residential. She was saddened that no developer has come forward to purchase the land and build residential dwellings.

CHRISTY CONNER, 4521 Toadstool Lane, appeared in opposition to the proposed project. She stated it seems to indicate that the applicant plans to squeeze industrial type uses into this residential neighborhood with his proposal of a major auto repair garage. She commented that it sounds as if the applicant plans to cater to big rigs and other large-type commercial vehicles. She adamantly objected to the possibility of exposure to pollutants, safety issues and traffic impact. She asked the Commission to seriously consider preserving the integrity of the neighborhood.

MAURICE and SHIRLEY FREEGMAN, 16161 Ventura Blvd, Encino, California, spoke against the proposed project. He stated that he recently negotiated the purchase of a day care center located nearby and did not feel that the applicant's proposal was compatible with the surrounding neighborhood. MR. FREEGMAN, noting that not many neighbors were present, spoke on their behalf and commented that he knew many of the residents were opposed this project. He felt the applicant has displayed total disregard for the zoning, setbacks and landscape requirements and asked that this neighborhood be allowed to remain a family community.

MR. CAMACHO, responding to the previous comments, stated that he has no intention to impose upon the neighboring community. He only plans to do a retail store and an auto repair shop.

COMMISSIONERS McSWAIN and NIGRO vouched for the applicant's sincerity to run a good business, but they both stated that the location is inappropriate and they could not support the intensity of the use. They concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 4 – GPA-2966

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 4 [GPA-2966], Item 5 [ZON-2967], Item 6 [SUP-3223] and Item 7 [SDR-3224] was held under Item 4 [GPA-2966].

Meeting recessed at 8:31 p.m.

(6:26 – 6:36/8:06 – 8:31)

1-610/2-993

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-2967 - HECTOR AND MARITZA CAMACHO - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) under Resolution of Intent to O (OFFICE) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

10

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 4 [GPA-2966], Item 5 [ZON-2967], Item 6 [SUP-3223] and Item 7 [SDR-3224] was held under Item 4 [GPA-2966].

Meeting recessed at 8:31 p.m.

(6:26 – 6:36/8:06 – 8:31)

1-610/2-993

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3223 - HECTOR AND MARITZA CAMACHO - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MAJOR) adjacent to the southeast corner of Page Street and Bonanza Road (APN: 140-32-114-045), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-E (Residence Estates) under Resolution of Intent to O (Office) [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 6 – SUP-3223

MINUTES – Continued:

NOTE: All discussion for Item 4 [GPA-2966], Item 5 [ZON-2967], Item 6 [SUP-3223] and Item 7 [SDR-3224] was held under Item 4 [GPA-2966].

Meeting recessed at 8:31 p.m.

(6:26 – 6:36/8:06 – 8:31)

1-610/2-993

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3224 - HECTOR AND MARITZA CAMACHO - Request for a Site Development Plan Review FOR AN AUTO REPAIR GARAGE (MAJOR) AND A PROPOSED SELF SERVE CAR WASH AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.41 acres adjacent to the southeast corner of Page Street and Bonanza Road (APN: 140-32-114-045), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-E (Residence Estates) under Resolution of Intent to O (Office) [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

7

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 7 – SDR-3224

MINUTES – Continued:

NOTE: All discussion for Item 4 [GPA-2966], Item 5 [ZON-2967], Item 6 [SUP-3223] and Item 7 [SDR-3224] was held under Item 4 [GPA-2966].

Meeting recessed at 8:31 p.m.

(6:26 – 6:36/8:06 – 8:31)

1-610/2-993

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2993 - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST -

Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1031

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])
5. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:

GOYNES – APPROVED subject to conditions – MOTION FAILED due to failure to obtain the required super majority, this is tantamount to Denial, with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and DAVENPORT voting No.

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

NOTE: Motion for Denial by DAVENPORT failed with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and TRUESDELL, GOYNES and EVANS voting No.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 8 – GPA-2993

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:

KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 8 – GPA-2993

MINUTES – Continued:

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)

1-944/2-1734

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1016

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])
5. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and DAVENPORT voting No and

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 9 – ZON-3176

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:

KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)

1-944/2-1734

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 9 – ZON-3176

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.
2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.
4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.
5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 9 – ZON-3176

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS - Request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief).

SET DATE: 12/03/03

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

25

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])
5. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and DAVENPORT voting No and

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 10 – VAC-3178

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:

KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)

1-944/2-1734

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 10 - VAC-3178

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.
2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1015

APPROVALS RECEIVED BEFORE:

**2
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])
5. Submitted after meeting: Petitions of Protest with 56 signatures (Note: verification of known duplicates cannot be ascertained) for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:

GOYNES – APPROVED subject to conditions and deleting Condition 15 and amending Condition 3 as follows:

3. A waiver allowing use to *reflective* glass is approved.

And amending Condition 18 as follows:

18. *Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans of the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222aA.*

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 11 – SDR-3177

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:

KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 11 – SDR-3177

MOTION – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)

1-944/2-1734

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards
3. A waiver allowing use to regulate glass is approved.
4. All development shall be in conformance with the site plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 11 – SDR-3177

CONDITIONS – Continued:

10. All City Code requirements and design standards of all City departments must be satisfied.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.
13. The hours of operation for the accessory retail use shall be limited to that of the primary use.
14. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

16. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.
17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-3130 - CITY OF LAS VEGAS - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District and to include a revised definition of the boundaries of the Office District, and to correct other minor elements of the Downtown Centennial Plan (APN: Multiple), Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Attachment

MOTION:

NIGRO - TABLED – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he has interest in a piece of property that is located in the Arts District and would abstaining when the item is heard; however, he will vote to table the item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:10)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that staff received a letter from the applicant requesting the item be held to the 1/8/2004 Planning Commission meeting in order to meet with the neighbors.

The applicant was not present. CHAIRMAN TRUESDELL remarked that it is essential that applicants make an appearance and not assume that whatever they requested would automatically be approved. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the Board has the discretion to go forward with a decision. MR. CLAPSADDLE remarked that staff has been consistent with advising applicants to appear and will continue to do so.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 13 – GPA-3036

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 13 [GPA-3036], Item 14 [ZON-337], and Item 15 [SDR-3039] was held under Item 13 [GPA-3036].

(6:10 – 6:13)

1-118

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 13 [GPA-3036], Item 14 [ZON-337], and Item 15 [SDR-3039] was held under Item 13 [GPA-3036].

(6:10 – 6:13)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 13 [GPA-3036], Item 14 [ZON-337], and Item 15 [SDR-3039] was held under Item 13 [GPA-3036]

(6:10 – 6:13)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY - Request for a Major Modification to the Iron Mountain Ranch Master Plan (Planned Area 16 and Section 2.3.2) TO ALLOW 14,000 SQUARE FOOT MINIMUM LOT SIZES WHERE 20,000 SQUARE FOOT IS THE MINIMUM ALLOWED on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining as her firm is completing a contract with Signature Homes.

To be heard by the City Council on 12/17/2003.

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on the board with the principals of Signature Homes, has not discussed this item with any of them and would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that this is a major modification to the Iron Mountain Ranch Master Plan. The Master Plan currently allows a minimum of

20,000 square foot lots. The applicant is requesting a modification that would only apply to this property that would allow lots sizes down to 14,000 square feet.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 16 – MOD-3069

MINUTES – Continued:

MR. CLAPSADDLE stated that the lot size is appropriate, is less than two units per acre, with the density being in compliance with the Master Plan. Staff recommended approval subject to conditions.

BOBBY LEWIS, 3068 East Sunset Way, appeared on behalf of the applicant. He thanked staff for their recommendation and asked for approval of the modification.

TODD FARLOW, 240 North 19th Street, questioned the status of the trails. MR. CLAPSADDLE verified that there are no trails adjacent to the subject site. He also added that contained in the Modification is a condition that prohibits equestrian uses.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 16 [MOD-3069] and Item 17 [SDR-3072] was held under Item 16 [MOD-3069].

(8:44 – 8:50)

2-1822

CONDITIONS:

Planning and Development

1. Equestrian uses shall not be permitted within this development.
2. A Site Development Plan Review application (SDR-3072) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 18 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN:125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and deleting Condition 17 – UNANIMOUS with McSWAIN abstaining as her firm is completing a contract with Signature Homes.

To be heard by the City Council on 12/17/2003.

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on the board with the principals of Signature Homes, has not discussed this item with any of them and would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 17 – SDR-3072

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 16 [MOD-3069] and Item 17 [SDR-3072] was held under Item 16 [MOD-3069].

(8:44 – 8:50)

2-1822

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-3072) to allow minimum 14,000 square foot lots approved by the City Council.
2. Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The maximum building height shall be 2 stories or 35 feet, whichever is less.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 17 – SDR-3072

CONDITIONS – Continued:

11. All City Code requirements and design standards of all City departments must be satisfied.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

13. A Petition of Vacation for the purpose of vacating a portion of Thom Boulevard to match the existing section south of this site must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.
14. Dedicate 25.5 feet of right-of-way adjacent to this site for Unicorn Street, a 20 foot radius at the southeast corner of Unicorn Street and Horse Drive and a 20 foot radius at the southwest corner of Thom Boulevard and Horse Drive prior to the issuance of any permits.
15. Construct half-street improvements including appropriate overpaving, if legally able, on Unicorn Street adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Horse Drive and Thom Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north, east, south and west boundaries of this site as necessary, prior to construction of hard surfacing (asphalt or concrete).
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. The proposed access street connecting this subdivision to Thom Boulevard shall be redesigned to be offset a minimum of 220 feet any other intersection as required by Title 18.12.160 unless a waiver is obtained.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 17 – SDR-3072

CONDITIONS – Continued:

18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
20. Provide a pedestrian access easement for all sidewalks located on private property along the public rights-of-way adjacent to this site.
21. Landscape and maintain all unimproved rights-of-way adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless

specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 1/8/2004 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development, indicated that the applicant's request for abeyance of this application is part of the backup material. The applicant proposes to continue working with the abutting property owner to the north and as a result, make the appropriate revisions to the site plan if needed.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 18 – SDR-2997

MINUTES – Continued:

SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the applicant and agreed with holding this item in abeyance to the 12/18/2003 Planning Commission meeting.

MARTIN WELSH, 199 Arroyo Grande, representing the adjacent property owner, also agreed with the abeyance but asked that it be held to the 1/8/2004 Planning Commission meeting.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that it would be advisable to hold the application in abeyance to the beginning of next year to avoid having to hold the item further should there be any unresolved issues.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:13 – 6:16)

1-196

DA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - Z-0074-01 - RICHARD AND BARBARA STIMAC

- Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres at 7075 West Craig Road (APN: 138-03-701-003), Ward 6 (Mack). **NOTE: THIS ITEM WILL BE WITHDRAWN WITHOUT PREJUDICE**

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested this item be held for two weeks. With the holidays coming up, MR. CLAPSADDLE suggested holding this item for at least a month to the 12/18/2003 meeting.

RUSS SILLITOE, Civiltec, 4795 S. Sandhill Street, appeared on behalf of the applicant and asked to have the Item 19 [Z-0074-01] withdrawn without prejudice. With regard to Item 20 [ZON-3197], he agreed to have this application held to the 12/18/2003 Planning Commission meeting.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 19 – Z0074-01

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [Z-0074-01] and Item 20 [ZON-3197] was held under Item 19 [Z-0074-01].

(6:16 – 6:19)

1-298

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3197 - RICHARD AND BARBARA STIMAC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres adjacent to the southwest corner of Craig Road and US 95 (APN: 138-03-701-003), Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [Z-0074-01] and Item 20 [ZON-3197] was held under Item 19 [Z-0074-01].

(6:16 – 6:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS -
Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE
at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1
(Moncrief).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following conditions:

- *This use shall be subject to a one-year review in a public hearing by the Planning Commission and City Council.*
- *The applicant shall be responsible for the landscaping from the east property line to the first parking lot entry west on Oakey Boulevard.*

And amending Condition 4 as follows:

4. This Special Use Permit shall expire *three* years from the date of final approval.

– Motion carried with GOYNES voting No.

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 21 – SUP-2859

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that this application was held several times. Staff requested the applicant provide a parking study to ensure the allocation of space for the storage of vehicles would not create a parking problem for the Swap Meet. Additionally, the applicant provided a revised site plan indicating an additional row of parking. Lastly, staff required the applicant to provide appropriate screening of the vehicles because it abuts the adjacent residential properties. MR. CLAPSADDLE noted that the applicant has agreed to install a wrought iron fence based on staff's recommendation.

DAVE WICK, Desert Dodge, 4701 West Sahara Avenue, and GARY WILSON, Architect, appeared on behalf of the applicant. MR. WICK stated that based on staff's recommendations and efforts to identify problem areas, the applicant was able to work this through and provide the solutions to alleviate all previous concerns. MR. WICK agreed with MR. CLAPSADDLE'S presentation.

COMMISSIONER McSWAIN questioned the length of time for which the use permit would be issued. MR. WICK replied that three years would be desirable. MR. CLAPSADDLE added that a one-year review would be advantageous and give staff an opportunity to review the use just to ensure there are no additional problems. COMMISSIONER McSWAIN further questioned staff's basis for recommending denial. MR. CLAPSADDLE replied that landscaping still is inadequate and seeing as the applicant went ahead and operated the auto storage without the required special use permit, he acknowledged that these issues were the basis of denial. MR. WICK further explained that the applicant has had continued dialogue with the neighbors, whose only concerns related to ensuring that some form of wall or fence runs parallel with the existing concrete wall. COMMISSIONER McSWAIN, referencing the lack of landscaping, emphasized that the property owner benefits if the special use permit is approved and felt that since the property is located in a high visibility area, both the applicant and the property owner should be required to comply with landscape requirements. DEPUTY CITY ATTORNEY BRYAN SCOTT replied that it is within the Commission's purview to add any condition they felt necessary to ensure the landscaping requirements were met.

COMMISSIONER NIGRO questioned whether landscaping provisions would be outside the perimeters of the special use permit area. MR. WILSON offered to enhance the back area with plants and trees. COMMISSIONER NIGRO also asked the applicant to attest to the number of years they plan to sustain the use inasmuch as it is described as a temporary storage. MR. CLAPSADDLE further clarified that the special use permit would be valid for three years with an additional condition that it be reviewed within one year to ensure that no concerns have cropped up that would require the permit being revoked.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 21 – SUP-2859

MINUTES – Continued:

CHAIRMAN TRUESDELL explained that the text amendment was sponsored by several of the car dealerships. At the time, there was representation from the industry to address these types of storage facilities if they were located adjacent to residential and to ensure that any impact would be mitigated. In reference to the application itself, CHAIRMAN TRUESDELL stated that regarding the landscaping, the entire property should be included and not just the vehicle storage area. He added that the property owner should be advised that this Commission would be looking at landscaping of the entire property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:50 – 9:20)

2-2067

CONDITIONS:

Planning and Development

1. The applicant shall submit a plan to provide adequate screening of the vehicles. This plan shall be completed a minimum of 90 days from the final approval of this request or the vehicles shall be removed.
2. The applicant shall provide a detailed parking analysis, based on current Code requirements, indicating the vehicle storage does not interfere with required parking for the existing development a minimum of 90 days from the final approval of this request or the vehicles shall be removed.
3. Conformance to all Minimum Requirements under Title 19.04.050 for an Auto Dealer Inventory Storage use.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-3101 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST -

Request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the Commission had requested this application be held in abeyance from the last meeting because of questions surrounding the site plan and the appearance of the surrounding buildings. Staff presented colored packets for review.

ASHLEY HALL, 550 East Charleston Boulevard, and CARLOS HUERTA, 42 Candlewyck Drive, appeared on behalf of the applicant and gave a virtual tour of the project on the overhead. MR. HALL

briefly described the project that includes a residential park that will have a health/fitness/recreational theme for the enjoyment of residents and their guests.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 22 – SDR-3101

MINUTES – Continued:

MR. HALL provided clarification on two issues that previously concerned the Commission. One dealt with reflection of sunlight from the buildings onto the neighborhood. MR. HALL stated that all windows will be tempered glass and there would be no reflection. With regard to the ingress and egress traffic, MR. HALL explained that the applicant will work with the City Engineer to ensure every detail is taken care of.

TODD FARLOW, 240 North 19th Street, spoke in support of this project describing it as an absolutely beautiful development.

CHAIRMAN TRUESDELL commended the applicant and expressed his appreciation, seeing as the applicant has made tremendous efforts to provide what the Commission and staff intended for the site.

COMMISSIONER EVANS asked if a determination had been made as to the number of residents who will live in the facility and how many would be school-age children and whether there are schools in the area that would be able to accommodate the increased attendance. MR. HUERTA explained that he has a detailed analysis that projects approximately 2.4 residents per unit of 1400 units and expects about fifty-percent of the buyers to be out-of-state residents. He stated that the development will probably attract investors who would use the units as secondary residences. He stated that the issue of adjacent schools had not been addressed. COMMISSIONER EVANS also questioned the glass and wondered if there would be any time during the day that the glass would be blinding to someone traveling on the freeway. MR. HALL replied again that the it is tempered, non-reflective glass and would have no impact at all. COMMISSIONER EVANS was also concerned whether there would be any obstruction of views, i.e. the Mirage, the Stardust, or any other Strip structure. MR. HALL stated that the project facility would only obstruct the industrial buildings.

Looking at the schematics for the park, COMMISSIONER DAVENPORT asked how the residents would access that area. MR. HALL affirmed that the park would be located behind the street. COMMISSIONER DAVENPORT asked if unit prices would remain the same as when first presented to the Commission. MR. HALL explained that the higher the selection, the more expenses; however, it is possible to purchase a unit costing much less than the highest units.

COMMISSIONER McSWAIN questioned whether a property management firm would provide the services. MR. HALL confirmed this to be correct but emphasized that the focus would be on ownership and not rental.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 22 – SDR-3101

MINUTES – Continued:

MR. HALL verified that based on the date of approval, it would take approximately two to three months of marketing, with the emphasis being on pre-sales. He estimated it would take approximately one year to secure building/grading permits and engineering documents.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:20 – 9:39)

2-3595

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and Special Use Permit (SUP-3100) approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Handicapped parking spaces shall be provided in accordance with code requirements.
5. Loading spaces shall be provided in accordance with the requirements of Title 19.10.
6. Perimeter landscaping for the project shall conform with the requirements of Title 19.12.
7. The landscaping for the surface parking lot at the northwest corner of the site shall conform to the requirements listed in Title 19.08.45. A landscape plan shall be reviewed and approved by the Planning and Development Department prior to the issuance of any permits for the development.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 22 – SDR-3101

CONDITIONS – Continued:

8. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

Public Works

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Also, any new driveways or proposed driveways accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3007 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SUP-3128 - NORA ARMENIAN ON BEHALF OF THE KOUTNOUYAN LIVING TRUST - Request for a Special Use Permit FOR AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES & SERVICE) AND A PROPOSED AUTO REPAIR GARAGE, MINOR, located at 4401 Stewart Avenue (APN: 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 3 as follows:

3. A landscaping plan must be submitted and approved by the Planning and Development Department Staff prior to or at the same time application is made for a building permit *showing shrubs in conformance to Code standards.*

And deleting Conditions 10, 11 and 12.

– UNANIMOUS

To be heard by the City Council on 12/17/2003.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 23 – SUP-3128

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, read staff's recommendation to modify Condition 3 as noted in the motion prior. He added that staff also recommends deletion of Conditions 10, 11 and 12.

NORA ARMENIAN, the applicant, 1000 Stephanie Place, concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, asked if the existing building would be demolished and whether plans, a year ago, for a market was still in the process. His main concern centered on adequate parking if the market was still anticipated. MS. ARMENIAN stated that the proposed project is located on an adjacent parcel. Referencing the prior plans for a market, she noted that the application was denied for a liquor use because of its proximity to a nearby school. MS. ARMENIAN further clarified that the existing building will be renovated to accommodate the new use.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:39 – 9:43)

3-574

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Prior to the issuance of a Certificate of Occupancy the owners of parcels APN 140-32-201-001 and APN 140-32-201-002 must execute an Off-Site Parking Agreement or similar document, satisfactory to the City Attorney, allowing for the use of five additional parking spaces for the subject site.
3. A landscaping plan must be submitted and approved by the Planning and Development Department Staff prior to or at the same time application is made for a building permit reflecting 24-inch box trees a minimum of 20-feet on center along Lamb Boulevard and Stewart Avenue, in addition to four five-gallon shrubs per tree.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 23 – SUP-3128

CONDITIONS - Continued:

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All repair, service, and installation work shall be performed within a completely enclosed building.
6. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
7. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
8. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Stewart Avenue and Lamb Boulevard prior to the issuance of any permits, this dedication shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent signage or buildings located within the area being requested for dedication. However, If the additional radii is not dedicated a traffic signal chord easement shall be granted at the northeast corner of Stewart Avenue and Lamb Boulevard prior to the issuance of any permits.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may

occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 23 – SUP-3128

CONDITIONS – Continued:

13. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Stewart Avenue and Lamb Boulevard prior to the issuance of any permits as required by the Department of Public Works. Alternatively, the applicant may grant a traffic signal chord easement on the northeast corner of Stewart Avenue and Lamb Boulevard; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
14. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MOD-3206 - INTERNATIONAL CHURCH OF LAS VEGAS ON BEHALF OF THE E. & G. BROWN SURVIVORS TRUST - Request for a Major Modification of the Lone Mountain West Master Plan TO ADD APPROXIMATELY 5 ACRES TO THE OVERALL PLAN AREA AND CREATE TWO NEW SECTION: 2.4.1 PERMISSIBLE USES – COMMERCIAL (EXISTING TEXT TO REMAIN THE SAME) AND 2.4.2 PERMISSIBLE USES – RESIDENTIAL, TO ALLOW CHURCHES WITHIN ALL RESIDENTIAL LAND USE DESIGNATIONS WITH APPROVAL OF A SPECIAL USE PERMIT on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Brown).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated that the Lone Mountain Master Plan has never clearly addressed the issue of churches.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 24 – MOD-3206

MINUTES – Continued:

MR. CLAPSADDLE explained that the modification brings the subject five acres into the Lone Mountain West Master Plan, then provides for churches having to go through the special use permit process similar to the Title 19 method. He stated the rezoning request is appropriate. With regard to the Special Use Permit, MR. CLAPSADDLE referenced Condition 3 and staff's concerns regarding the topography of the site as well as access to site. He emphasized to the applicant the need to have the drainage and grading plans upfront in order to know exactly how the site will be developed. Staff recommended approval of all three applications subject to conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the application. He concurred with staff recommendations.

TODD FARLOW, 240 North 19th Street, asked whether there would be any imposition to the trail that passes through the subject area. He also opined that he would prefer to see the applicant level the site. MR. CLAPSADDLE stated there are no trails adjacent to the site.

CHAIRMAN TRUESDELL expressed concern regarding the alignment of Cheyenne and whether this would entail cutting through the hill. He guessed that to proceed with the project would necessitate cutting through the mountain and constructing roads at precarious angles. He stated that without the site plan, he would not support the special use permit.

MR. WILSON stated that they are in the preliminary phases of engineering, therefore the architectural plans representing exactly what is planned have not yet been initiated. MR. WILSON stated that any type of destruction to the hillside would be extremely costly and would not be feasible. RON PORTERA, 6108 Iron Kettle Street, representative of the Church, concurred with MR. WILSON'S remarks and stated that the Church does intend to utilize the hillside and build into it something that is majestic and pleasing in appearance.

COMMISSIONER NIGRO agreed that there are enormous costs factors associated with the various studies and drainage plans. However, he remarked that it would be necessary for the applicant to do some detailed engineering on the property because he too could not support a site plan that would entail destruction or leveling of the site. He emphasized that anything short of using the hillside would more than likely be disapproved at least at the Planning Commission level.

MR. PORTERA understood that the site plan review would be forthcoming at a later time but committed to meeting with staff to ensure all requirements are met.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 24 – MOD-3206

MINUTES – Continued:

With regard to access and ingress off of Cheyenne, MR. PORTER explained that the Bureau of Land Management has already dedicated the road that is adjacent to the proposed site.

Prior to the motion, COMMISSIONER McSWAIN asked MR. PORTER if he would entertain holding both Items 25 and 26 in abeyance. MR. PORTER replied that timelines for acquisition would most likely preclude considering that option as it might void the acquisition altogether.

MR. CLAPSADDLE interjected and explained that the PD (Planned Development) zoning would not be committing to the Church but that zone would conform to the planned designation. DEPUTY CITY ATTORNEY BRYAN SCOTT, responding to COMMISSIONER McSWAIN'S inquiry, stated that concerns surrounding the site development plan would not hamper the zoning particularly since any site plan would be required to come forward to the Commission for review and approval.

Being uncertain as to which action would be the most feasible, COMMISSIONER DAVENPORT asked whether there would be an advantage to approving the zoning. CHAIRMAN TRUESDELL answered that approval of a zoning request determines what actually can be built upon a piece of property. DEPUTY CITY ATTORNEY SCOTT made reference to the code that indicates the responsibility of the both the Planning Commission and the City Council to determine that the uses would be compatible with the surrounding land uses in the zoning districts.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [MOD-3206], Item 25 [ZON-3209], and Item 26 [SUP-3304] was held under Item 24 [MOD-3206] and Item 25 [ZON-3209].

(9:43 – 10:23)

3-719

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 24 – MOD-3206

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3209) to PD (Planned Development) shall be approved by the City Council at a Public Hearing.
2. The applicant shall provide to the Planning and Development Department ten (10) copies of the Lone Mountain West Master Development Plan and Design Standards that reflect the revised Section Headings and text.
3. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3209 - INTERNATIONAL CHURCH OF LAS VEGAS ON BEHALF OF THE E. & G. BROWN SURVIVORS TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), Ward 4 (Brown).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – NO RECOMMENDATION – UNANIMOUS

To be heard by the City Council on 12/17/2003.

NOTE: Motion for Approval subject to conditions by McSWAIN failed with TRUESDELL, EVANS and DAVENPORT voting No. Subsequent Motion for Denial by DAVENPORT failed with NIGRO, GOYNES and McSWAIN voting No.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 25 – ZON-3209

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [MOD-3206], Item 25 [ZON-3209], and Item 26 [SUP-3304] was held under Item 24 [MOD-3206] and Item 25 [ZON-3209].

(9:43 – 10:23)

3-719

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3304 - INTERNATIONAL CHURCH OF LAS VEGAS ON BEHALF OF THE E.G. BROWN SURVIVOR'S TRUST - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP AND ASSOCIATED ANCILLARY USES; INCLUDING A PRESCHOOL, ELEMENTARY SCHOOL, AND A BIBLE COLLEGE on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with NIGRO voting No

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 26 – SUP-3304

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [MOD-3206], Item 25 [ZON-3209], and Item 26 [SUP-3304] was held under Item 24 [MOD-3206] and Item 25 [ZON-3209].

(9:43 – 10:23)

3-719

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3182 - OLYMPUS GROUP ON BEHALF OF O'BANNON-JONES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 0.72 acres adjacent to the north side of O'Bannon Drive, approximately 270 feet east of Jones Boulevard (a portion of APN: 163-01-304-013), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

32

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Opposition from George & Sandra Stewart dated 11/17/03
5. Submitted at meeting: Petition of Opposition representing 27 residences
6. Submitted at meeting: Site Plan Pamphlet – Oricle Business Park

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with DAVENPORT abstaining because of a long-standing relationship with one of the property owners who resides adjacent to the proposed project and GOYNES voting No.

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, briefly explained that the rezoning request is in accordance with the General Plan. He stated that the building is compatible with the area. With regard to the variance, he noted that the building is adjacent to residential properties and in view of the lot configuration being quite narrow staff felt they would be able to work with the applicant. Staff also recommended approval of the site development plan and remarked that the applicant is meeting the base standards of the code although they have requested setback waivers and reduction of landscaping.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 27 – ZON-3182

MINUTES – Continued:

BRENT PHILLIPS, 8121 Gothic Avenue, appeared on behalf of the applicant and concurred with staff's recommendations.

GEORGE STEWART, 2031 Red Rock Road, lives adjacent to the project site. He objected to the applicant's request to reduce the setbacks to 30 feet inasmuch as the abutting neighbors were required to comply with 50-foot setbacks. He stated that since purchasing his home 26 years ago, the neighborhood has changed and now the residential is being surrounded by commercial.

PHILLIP APODACA, 2041 Red Rock Road, appeared in opposition to the proposed office complex next to custom-homes. He objected to any type of commercial and felt only residential would be appropriate. He submitted a petition containing signatures representing 27 residences.

JOAN HILL, 5858 El Parque, a resident of 10 years appeared in opposition. She noted that currently there is much traffic cutting through her neighborhood and felt this would increase dramatically if this proposed development is approved. She expressed disappointment that there are zoning laws that are enacted to protect neighborhoods, yet developers are allowed to deviate from them.

TODD FARLOW, 240 North 19th Street, asked for the exact location of the proposed development.

Responding to comments made by the neighbors, MR. PHILLIPS stated his firm has always been receptive to working with the neighbors and in this case, he would commit to dealing with the issues regarding lighting and landscaping prior to being heard by the City Council. He clarified that the land is zoned commercial.

COMMISSIONER GOYNES agreed with one of the residents that the area is currently saturated with commercial. In retrospect, COMMISSIONER McSWAIN stated she was not comfortable supporting the project if the appropriate setbacks to the adjacent residential properties were not provided. She expressed concerns regarding ingress and egress and suggested that the building be narrower in design. JETT THOMPSON, 7881 West Charleston Boulevard, representing the applicant, explained that based on staff's recommendation, the applicant will attempt to work out the access. COMMISSIONER McSWAIN understood the challenges but again stressed her concern regarding the encroachment to the residences.

COMMISSIONER NIGRO concurred with staff's analysis of the application yet he understood the neighbors' concerns. He acknowledged that this project is low impact as far as zoning and would be beneficial in protecting the adjacent residential specifically because it is one story.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 27 – ZON-3182

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [ZON-3182], Item 28 [VAR-3184], and Item 29 [SDR-3183] was held under Item 27 [ZON-3182].

(10:23 – 10:48)

3-2256

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Variance application (VAR-3184) and a Site Development Plan Review application (SDR-3183) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements on Jones Boulevard and half-street improvements on O'Bannon Drive adjacent to this site concurrent with development of this site, and extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern boundary of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall

be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 27 – ZON-3182

CONDITIONS – Continued:

required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3184 - OLYMPUS GROUP ON BEHALF OF O'BANNON-JONES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A PROPOSED OFFICE BUILDING 30 FEET FROM RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 54 FOOT SETBACK on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)] and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

32

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Opposition from George & Sandra Stewart dated 11/17/03 (attached to Item 27 [ZON-3182]).
5. Submitted at meeting: Petition of Opposition representing 27 residences (attached to Item 27 [ZON-3182]).
6. Submitted at meeting: Site Plan Pamphlet – Oricle Business Park (attached to Item 27 [ZON-3182])

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with DAVENPORT abstaining because of a long-standing relationship with one of the property owners who resides adjacent to the proposed project and GOYNES voting No.

To be heard by the City Council on 12/17/2003.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 28 – VAR-3184

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [ZON-3182], Item 28 [VAR-3184], and Item 29 [SDR-3183] was held under Item 27 [ZON-3182].

(10:23 – 10:48)

3-2256

CONDITIONS:

Planning and Development

1. A Rezoning application (ZON-3182) and a Site Development Plan Review application (SDR-3183) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to all Conditions of Approval for Site Development Plan Review SDR-3183.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3183 - OLYMPUS GROUP ON BEHALF OF O'BANNON-JONES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 19,200 SQUARE FOOT OFFICE DEVELOPMENT AND WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND FOR A REDUCTION OF THE ON-SITE LANDSCAPING on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)] and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

32

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Opposition from George & Sandra Stewart dated 11/17/03 (attached to Item 27 [ZON-3182]).
5. Submitted at meeting: Petition of Opposition representing 27 residences (attached to Item 27 [ZON-3182]).
6. Submitted at meeting: Site Plan Pamphlet – Oricle Business Park (attached to Item 27 [ZON-3182]).

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 7 as follows:

7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of *all streets abutting properties..*

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 29 – SDR-3183

MOTION – Continued:

– **NIGRO – APPROVED** subject to conditions – Motion carried with **DAVENPORT** abstaining because of a long-standing relationship with one of the property owners who resides adjacent to the proposed project and **GOYNES** voting No.

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [ZON-3182], Item 28 [VAR-3184], and Item 29 [SDR-3183] was held under Item 27 [ZON-3182].

(10:23 – 10:48)

3-2256

CONDITIONS:

Planning and Development

1. A Rezoning application (ZON-3182) and a Variance application (VAR-3184) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. Vehicular access to O'Bannon Drive shall be prohibited. A revised Site Plan showing the elimination of the driveway to O'Bannon Drive shall be submitted to the Planning and Development Department prior to the issuance of any permits for this site.
4. A minimum of one tree for every six parking spaces in minimum 5 foot wide planters in remaining parking lot area shall be provided except for the spaces that are covered.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory

manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 29 – SDR-3183

CONDITIONS – Continued:

7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

12. Submit a plan for approval by the City Engineer depicting the relocation of the existing public sewer line crossing this site prior to the submittal of construction drawings. A petition of vacation for the existing public sewer easement must be submitted and approved, and new easements granted prior to the approval of construction drawings, and the Order of Vacation shall record prior to the issuance of building permits.
13. Submit a plan for approval by the City Engineer depicting the relocation of the existing public drainage facility crossing this site prior to the submittal of construction drawings. This petition of vacation may be combined with the required public sewer easement vacation, as well as any patent easements that may exist.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. A minimum throat depth of 65-feet is required along the ingress side of the driveway adjacent to Jones Boulevard.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 29 – SDR-3183

CONDITIONS – Continued:

15. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for ZON-3182 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3202 - LaPOUR PARTNERS ON BEHALF OF NEVADA BAKING COMPANY, INC. - Request for a Variance TO ALLOW 101 PARKING SPACES WHERE 150 SPACES ARE REQUIRED on 2.25 acres at 299 West Charleston Boulevard (APN: 162-04-504-005, 006, 007 and 009), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because the architect representing this project is currently doing work for his firm and NIGRO abstaining as one of his associates is a partner on this project.

To be heard by the City Council on 12/17/2003.

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the applicant has requested a waiver to allow 101 parking spaces where 146 spaces are required. MR. WALTON added that the proposal is compatible to other similar enterprises located in the Downtown area. With regard to the Site Development Plan Review, the use is consistent with the area. Staff recommended approval of both applications subject to conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 30 – VAR-3202

MINUTES – Continued:

PAUL VARITAKIS, 8995 Bodance Way, appeared on behalf of the applicant and concurred with staff recommendations but asked to discuss Condition 6, inasmuch as there are units situated on all of the rooftops. MARGO WHEELER, Deputy Director, Planning and Development Department, stated that because this is an industrial building that is being refurbished, the rooftop-mounted equipment is not inappropriate therefore, staff would be agreeable to modifying Condition 6.

TODD FARLOW, 240 North 19th Street, expressed his pleasure and approval of this project. He also looked forward to the expansion of the Arts District and the inclusion of this business.

COMMISSIONERS DAVENPORT, EVANS and McSWAIN expressed their approval to the applicant and described the project as exceptional.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GOYNES declared the Public Hearing closed.

NOTE: All discussion for Item 30 [VAR-3202] and Item 31 [SDR-3199] was held under Item 30 [VAR-3202].

(10:48 – 10:56)

3-3513/4-1

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-3199.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3199 - LaPOUR PARTNERS ON BEHALF OF NEVADA BAKING COMPANY, INC. - Request for a Site Development Plan Review FOR 36,223 SQUARE FOOT EXISTING COMMERCIAL BUILDING AND A WAIVER OF PARKING LOT AND PERIMETER LANDSCAPING STANDARDS on 2.25 acres at 299 West Charleston Boulevard (APN: 162-04-504-005, 006, 007, and 009), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and amending Condition 6 as follows:

6. *All mechanical equipment, air conditions and trash areas shall be fully screened in views from the abutting streets.*

And deletion of Condition 12

– UNANIMOUS with TRUESELLE abstaining because the architect representing this project is currently doing work for his firm and NIGRO abstaining as one of his associates is a partner on this project.

To be heard by the City Council on 12/17/2003.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 31 – SDR-3199

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GOYNES declared the Public Hearing closed.

NOTE: All discussion for Item 30 [VAR-3202] and Item 31 [SDR-3199] was held under Item 30 [VAR-3202].

(10:48 – 10:56)

3-3513/4-1

CONDITIONS:

Planning and Development

1. Approval of a Variance (VAR-3202) from parking standards to allow 101 spaces where 146 parking spaces are required by code.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 31 – SDR-3199

CONDITIONS - Continued:

8. The live/work units shown on the plan shall not be permitted until a text amendment is approved to allow the use in the M (Industrial) zoning district.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. The proposed driveway accessing Charleston Boulevard must also receive approval from the Nevada Department of Transportation prior to issuance of building permits.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. The proposed driveway accessing Charleston Boulevard must also receive approval from the Nevada Department of Transportation.
13. No buildings or permanent structures shall be erected over existing public sewer lines or within existing public sewer easements.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 31 – SDR-3199

CONDITIONS - Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3204 - MOONROCK, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 64 PARKING SPACES WHERE 79 SPACES ARE REQUIRED FOR A PROPOSED MEDICAL OFFICE on 1.44 acres adjacent to the west side of Fire Mesa Street, approximately 281 feet north of Cheyenne Avenue (APN: 138-15-410-032), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

Note: CHAIRMAN TRUESDELL disclosed that his firm manages the Tech Park common area, wherein this project will be located. He stated that there are no financial benefits and he would be voting on this application.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that this application is for a proposed medical office. The applicant has requested a variance to allow 64 parking spaces where 79 parking spaces are required and submitted justification that inasmuch as there is a radiation vault within the facility that can only accommodate one patient at a time, although it occupies 1900 square feet of the

structure, the parking demand would be considerably less than a typical medical office. Staff recommended approval of both applications subject to conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 32 – VAR-3204

MINUTES – Continued:

NED COLE, Architect, 3801 Robar Street, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 32 [VAR-3204] and Item 33 [SDR-3205] was held under Item 32 [VAR-3204].

(10:56 – 11:00)

4-194

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3205).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3205 - MOONROCK, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MEDICAL OFFICE on 1.44 acres adjacent to the west side of Fire Mesa Street, approximately 281 feet north of Cheyenne Avenue (APN: 138-15-410-032), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

Note: CHAIRMAN TRUESDELL disclosed that his firm manages the Tech Park common area, wherein this project will be located. He stated that there are no financial benefits and he would be voting on this application.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 33 – SDR-3205

MINUTES – Continued:

NOTE: All discussion for Item 32 [VAR-3204] and Item 33 [SDR-3205] was held under Item 32 [VAR-3204].

(10:56 – 11:00)

4-194

CONDITIONS:

Planning and Development

1. A Variance (VAR-3204) approved by City Council in order to permit a reduction in parking spaces.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
7. Reflective glass shall not be permitted in accordance with the requirements of Title 19.08.045.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 33 – SDR-3205

CONDITIONS – Continued:

Public Works

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to the adjacent Parcel #138-15-402-002 to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-87-98 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3214 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Variance TO ALLOW A HEIGHT OF 77'-0" FEET WHERE 35'-0" FEET IS ALLOWED on 25.14 acres adjacent to the northwest corner of Jones Boulevard and Lone Mountain Road (APN: 125-25-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with TRUESDELL abstaining as an agent in his firm has a business relationship with the architect involved with this project and EVANS and DAVENPORT voting No.

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that detailed reports of the Canyon Ridge Christian Church applications were provided to the Commission. He stated that the applicant plans to construct two youth buildings, additional seating area in an existing workshop building and additional exterior exit balcony and cross. With regard to the cross, the applicant has requested a 7-foot high cross which would be a part of the building. It does comply with the code although staff does feel a 77-foot high structure is quite high.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 34 – VAR-3214

MINUTESS – Continued:

MR. CLAPSADDLE remarked that staff recommended denial of the Variance, and approval of the Site Development Plan Review and the Request for Review of Conditions 3 and 4.

JOHN SAWDON, Architect, 7375 Peak Drive, appeared on behalf of the applicant. He summarized the growth of the church since acquisition of the property back in 1995. The church now has a total of 31 acres and has most recently acquired two additional residential properties adjacent to the church site. MR. SAWDON introduced DOUG PARKS, Pastor for the Canyon Ridge Christian Church. MR. SAWDON remarked that a meeting was held that had approximately 30 residents in attendance and generally they agreed with the proposed project. The applicant concurred with the conditions with the exception of Condition 1 of the Review of Conditions.

DAVID and CINDY PRINGLE, 14785 Laurie Lane and 4910 Bronco Street, appeared in opposition and objected to the Church's method of trying to acquire their residence and stated they feel extremely pressured into having to meet the Church's demands. MS. PRINGLE expressed that the value of her property has been on a steady decline. MR. PRINGLE also spoke against the approval of the cross. He asked that the two pieces of property remain directly across the street from the two existing properties and not be allowed to be reduced in size. He also asked that consideration be given to allow the parcels that he and his wife own, and the parcels that belong to the Church be kept at R-E.

BARB CHAPMAN, a tenant of the previous speakers, 4910 Bronco Street, explained that she is the only one left and has no neighbors surrounding her. She concurred with the PRINGLE'S that the Church has been constantly calling and trying to get them to sell their property.

TODD FARLOW, 240 North 19th Street, approved of the Church's proposals and appreciated the architecture of the structures.

CAROLE LeDUC, 7575 Rome Boulevard, appeared in support of the applications. She stated that at the neighborhood meeting, there did not appear to be any objection to either the landscaping, or the bell tower.

COMMISSIONER McSWAIN asked for clarification regarding the former Mayor's intention regarding the two lots across the street. MR. CLAPSADDLE explained that as a part of the Review of Condition, when the special use permit was approved, there was a requirement to create two half-acre parcels for future residential development in the north portion of the parcel as a buffer for the R-E homes across the street.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 34 – VAR-3214

MINUTES – Continued:

The Commissioners generally agreed that the height of the cross was excessive. MR. CLAPSADDLE added that the cross is a part of the structure and therefore would have to meet the 35-foot criteria. Referencing Title 19 regarding exemption of the height restrictions for steeples, DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that in this particular case, the structural height has a height limitation of 35 feet so it would make no difference whether it were a cross or a steeple.

Questioned by COMMISSIONER DAVENPORT, MR. PARKS explained that the Church currently has no positive plans for the recently acquired residence but stated that it could possible be used for office space. COMMISSIONER EVANS expressed compassion regarding the remaining property and felt it imperative to mitigate the situation on behalf of the resident.

PASTOR KEVIN ODER approached and acknowledged that he was present at the time decisions were made by former MAYOR JAN JONES regarding the two half-acre parcels in addition to several other concessions. He concluded by saying that it was the intention of the Church to acquire the surrounding property but due to financial constraints that did not materialize.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

NOTE: All discussion for Item 34 [VAR-3214], Item 35 [SDR-3213], and Item 36 [ROC-3216] was held under Item 34 [VAR-3214].

(11:00 – 11:51)

4-308

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3213 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Site Development Plan Review FOR TWO PROPOSED CLASSROOM/ YOUTH BUILDINGS, AN EXPANSION OF AN EXISTING CHURCH AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 25.14 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard, (APN: 125-35-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 9 as follows:

9. Parking lot lighting standards shall be no more than **30** feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

– Motion carried with TRUESEDELL abstaining as an agent in his firm has a business relationship with the architect involved with this project and EVANS voting No.

To be heard by the City Council on 12/17/2003.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 35 – SDR-3213

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

NOTE: All discussion for Item 34 [VAR-3214], Item 35 [SDR-3213], and Item 36 [ROC-3216] was held under Item 34 [VAR-3214].

(11:00 – 11:51)

4-308

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect one 24-inch box trees for every six parking spaces within landscape planters in the parking areas.
4. The landscape plan shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, to reflect perimeter landscape planters for the portions of the site that are currently undeveloped. The planters shall be 15 feet in width when adjacent to public rights-of-way and 8 feet in width in all other instances. The planters shall include a minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. The proposed cross shall not exceed an overall height of 35 feet.
6. The west elevation of the Youth Center (building A) shall be revised in accordance with Title 19.08.045 which requires that building surfaces over 20 feet height or 50 feet in length shall be relieved with a change of wall plane or other means to provide strong shadow and visual interest.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 35 – SDR-3213

CONDITIONS - Continued:

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

15. Submit a Petition of Vacation to vacate the existing cul-de-sac terminus for Bronco Street in conflict with this site plan. Such vacation must be approved by City Council prior to the submittal of construction drawings and shall record prior to the issuance of any permits for any construction adjacent to or overlying the area to be vacated.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 35 – SDR-3213

CONDITIONS - Continued:

16. Dedicate appropriate right-of-way to terminate Bronco Street in accordance with this site plan and current City Standards prior to the issuance of any permits. Also, dedicate or obtain dedication of appropriate right-of-way to terminate Maverick Street in a manner acceptable to the Department of Public Works prior to the issuance of any permits for this site.
17. Construct all incomplete half-street improvements on La Madre Way, Maverick Street and Bronco Street, including the cul-de-sac terminus for Maverick Street and Bronco Street, adjacent to this site concurrent with development of this site unless deferral of such improvement is approved by City Council.
18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 35 – SDR-3213

CONDITIONS - Continued:

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
21. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ROC-3216 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Review of Conditions No. 3 and 4 of an approved Special Use Permit (U-0088-95) WHICH REQUIRED THE VACATION OF MAVERICK STREET WITH ALL NECESSARY CUL-DE-SAC DEDICATIONS AND STREET IMPROVEMENTS AND REQUIRED THE CONSTRUCTION OF HALF AND FULL STREET IMPROVEMENTS FOR STREETS ADJACENT TO THE SUBJECT SITE and Conditions No. 11 and 13 of an approved Plot Plan and Building Elevation Review [U-0088-95(1)] WHICH RESTRICTED THE HEIGHT OF THE ENTIRE BUILDING TO 35 FEET TO BE MEASURED FROM AVERAGE FINISHED GRADE TO THE HIGHEST EXTERIOR FEATURE OF THE BUILDING AND REQUIRED THE CREATION OF TWO HALF-ACRE PARCELS FOR FUTURE RESIDENTIAL DEVELOPMENT IN THE NORTH PORTION OF THE PARCEL AS A BUFFER FOR THE R-E HOMES ON BRONCO on 25.14 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard, (APN: 125-35-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with **TRUESDELL** abstaining as an agent in his firm has a business relationship with the architect involved with this project and **EVANS** voting No.

To be heard by the City Council on 12/17/2003.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 36 – ROC-3216

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

There was no discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

NOTE: All discussion for Item 34 [VAR-3214], Item 35 [SDR-3213], and Item 36 [ROC-3216] was held under Item 34 [VAR-3214].

(11:00 – 11:51)

4-308

CONDITIONS:

Planning and Development

1. Condition #11 shall remain as part of the approval of Special Use Permit [U-0088-95(1)].
2. Condition # 13 shall be removed from the approval of Special Use Permit [U-0088-95(1)].

Public Works

3. Condition #3 of Special Use Permit (U-0088-95) shall be replaced with the following:

Obtain dedication or public roadway easement rights to terminate Maverick Street as shown on Zoning Reclassification ZON-1218 prior to the issuance of permits for this site. If said dedication or easement rights cannot be obtained, dedicate appropriate right-of-way for a cul-de-sac terminus, meeting current City Standards, for Maverick Street prior to the issuance of permits for any construction abutting or overlying Maverick Street. Also, submit a Petition of Vacation to vacate existing right-of-way in excess of the dedications required above for termination of Maverick Street, if any. Such vacation must be approved by City Council prior to the submittal of construction drawings for this site, and shall record prior to the issuance of permits for any permanent structures overlying the area to be vacated. Construct half-street improvements, including appropriate overpaving if legally able, on Maverick Street adjacent to this site concurrent with development of this site.

4. Condition #4 of Special Use Permit (U-0088-95) shall be replaced with the following:

Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Bronco Street adjacent to this site. This condition shall be reviewed by the Planning Commission and City Council in two years from the date of approval of this Review of Condition action, at which time the final disposition of Bronco Street

adjacent to this site may be determined, improvements may be required, or another review period may be imposed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3140 - CLEAR CHANNEL OUTDOOR - Request for a Special Use Permit FOR A PROPOSED 55-FOOT TALL, 24 FOOT BY 26 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue (a portion of APN: 162-09-102-005), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *Designs of aesthetic upgrades to the support pole and sign frame shall be submitted to staff prior to the hearing of the item by the City Council.*

– **UNANIMOUS** with **TRUEDELL** abstaining because of his prior representation of the adjacent property owner and an ongoing business relationship with that individual

To be heard by the City Council on 12/17/2003

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 37 – SUP-3140

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated the applicant intends to remove an existing billboard and replace it with a taller one. He explained that staff determined the additional height is inappropriate and recommended denial.

MISTY BAIER, 4755 Industrial Road, appeared on behalf of the applicant and explained that the new proposal is to add to the height of the existing sign.

TODD FARLOW, 240 North 19th Street, challenged the applicant to erect a billboard sign comparable to the existing sign on the Chelsea Properties. He referenced an article that addressed the amount of revenue being generated by the company and felt the money should be used to upgrade all of their billboards.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(11:51 – 12:02)

4-2201

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14. for an Off-Premise Sign use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the parcel on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 37 – SUP-3140

CONDITIONS - Continued:

- a. An accurate site plan of the parcel, at the scale the Director requires;
 - b. The location of buildings, parking lots, driveways and landscaped areas on the parcel;
 - c. An accurate indication of the location of all existing and proposed off-premise signs;
 - d. Drawings which allow the computation of sign area and the height of any off premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.
5. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
8. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
9. The property owner shall keep the property properly maintained and free of graffiti, trash and weeds at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
10. Only one advertising sign is permitted per sign face.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 37 – SUP-3140

CONDITIONS - Continued:

Public Works

11. The proposed billboard sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3152 - REAGAN NATIONAL AD VERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with EVANS not voting

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated that staff has recommended denial determining that the proposed billboard is not appropriate for the area.

ANDY BILANZICH, 2760 Chandler Street, appeared on behalf of the applicant. He explained that his firm does extensive research of locations that would be appropriate for billboard placement and that

meet the standards of the code. He explained that this particular billboard would be located 2500 feet to the closest sign and would be situated directly behind the on-premise advertising sign.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 38 – SUP-3152

MINUTES – Continued:

CHAIRMAN TRUESDELL emphasized that since this application is for a use permit, it provides the Commission with the ability to approve or deny such uses based on compatibility issues and compliance with the code. He reiterated that in spite of meeting the base conditions of approval, this application does not fully meet all the criteria for approval of a use permit.

TODD FARLOW, 240 North 19th Street, stated as in the past, that billboard companies need to upgrade and make their signs attractive as well as maintain the property or he believes their use permits should be denied.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:02 – 12:10)
4-2716

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3153 - REAGAN NATIONAL ADVERTISING ON BEHALF OF IGLESIAS ANER TRUST 1997, ET AL - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 840 North Decatur Boulevard (APN: 139-30-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES– DENIED – Motion carried with DAVENPORT not voting

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated this is a new sign and is not compatible with the surrounding area. Staff recommended denial.

ANDY BILANZICH, 2760 Chandler Street, appeared on behalf of the applicant. He challenged that there is another billboard located in the subject area. MR. BILANZICH stated that his company would be willing to expend whatever is necessary to make their billboards decorative and attractive.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 39 – SUP-3153

MINUTES – Continued:

Prior to the motion, COMMISSIONER GOYNES, referring to existing cell towers agreed that the approving a billboard sign would only add to the present clutter in the area.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:10 – 12:13)

4-3112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3167 - RVN4FUN ON BEHALF OF FREE ENTERPRISE INSTITUTE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AUTOMOBILE RENTAL (RV Rentals) at 2620 Regatta Drive (APN: 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant has requested by letter to withdraw the application without prejudice.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:19 – 6:20)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3179 - TSEGEHANNA HABTEMICAEL ON BEHALF OF MARION BENNETT -
Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 "H" Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant has requested this application be held to the 12/18/2003 Planning Commission meeting.

ATTORNEY SCOTT HOLFREM, 630 South 4th Street, concurred with MR. CLAPSADDLE'S explanation.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:20)

1-399

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3190 - PAULA McFARLAND ON BEHALF OF JACK DESSAINTS - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND A WAIVER TO THE 25,000 SQUARE FOOT MINIMUM LOT SIZE REQUIREMENT at 35 North Mojave Road (APN: 139-36-810-004), M (Industrial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions– UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated the applicant has requested a use permit to allow motor vehicle sales. Staff determined that the use is appropriate and compatible with the location. Staff's recommendation is for approval subject to conditions.

PAULA McFARLAND, the applicant, 7690 Cowboy Trail, explained that the existing building is currently being utilized as a machine shop and there is sufficient space to accommodate the sale of automotive accessories. She concurred with staff conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 42 – SUP-3190

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:13 – 12:15)

4-3276

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.020 for Motor Vehicle Sales (Used) use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All display and sales shall take place in an enclosed building
4. There may only 3 vehicles displayed on the property at any given time.
5. Vehicles displayed must meet the NRS definition of classic automobiles.
6. The installation and use of an outside public address or bell system is prohibited.
7. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
8. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
9. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
10. Approval of this Special Use Permit constitutes approval of the waiver to the base condition requiring a minimum building gross floor area of 25,000 square feet.
11. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3181 - JHONNA DILLER - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER adjacent to the southeast corner of Rainbow Boulevard and Hammer Lane (APN: 125-35-201-018), R-E (Residence Estates) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated the requested use does not adversely affect the surrounding area. Additionally, the proposed site plan meets the setbacks, parking requirements and residential adjacency standards. MR. WALTON indicated that that there is a requirement for a multi-use transportation trail to be constructed along the east side of Rainbow Boulevard that will have an affect on the subject parcel. Although the applicant will be not required to put the trail in, staff advised that they allot the required area to accommodate this requirement. Staff recommended approval

WINSTON HENDERSON, Architect, 1555 East Flamingo Road, appeared on behalf of the applicant. Referencing Condition 4 of the Site Development Plan Review regarding the landscaping planter, MR. HENDERSON asked for approval of a decorative block wall at the rear of the property and enhanced landscaping along the front of property.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 43 – SUP-3181

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, wanted to ensure that the property owner was made aware of the multi-use trail and would set aside the required area for it. DAVID CLAPSADDLE, Planning and Development Department, confirmed that there is a request for an easement to be placed there. MR. HENDERSON verified that the parking area was moved back to allow for the future trail.

MR. HENDERSON clarified for the record that the correct description of the use is for Child Care Center and Private School.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 43 [SUP-3181] and Item 44 [SDR-3180] was held under Item 43 [SUP-3181].

(12:15 – 12:27)

4-3401

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application (SDR-3180) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. This business shall operate in conformance to Chapter 6 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3180 - JHONNA DILLER - Request for a Site Development Plan Review FOR A PROPOSED 16,317 SQUARE FOOT SINGLE STORY CHILD CARE CENTER on 1.85 acres adjacent to the southeast corner of Rainbow Boulevard and Hammer Lane (APN: 125-35-201-018), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 43 [SUP-3181] and Item 44 [SDR-3180] was held under Item 43 [SUP-3181].

(12:15 – 12:27)

4-3401

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 44 – SDR-3180

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-3181) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall grant a 15-foot wide easement for the multi-use transportation trail along the east side of Rainbow Boulevard prior to issuance of any permits for this site.
4. A minimum 15-foot wide landscape planter shall be provided along Hammer Lane located outside the proposed wall consisting of 24-inch box trees 20 feet on center with shrubs and ground cover.
5. A minimum 8 foot wide landscape planter shall be provided along the entire south and east property lines consisting of 24 inch box trees 20 feet on center with shrubs and ground cover.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 44 – SDR-3180

CONDITIONS - Continued:

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

13. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southeast corner of Rainbow Boulevard and Hammer Lane prior to the issuance of any permits.
14. Construct all incomplete half-street improvements on Rainbow Boulevard and Hammer Lane adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Alternatively, this site may participate in the Rainbow Boulevard public improvement project for improvements on Rainbow Boulevard.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 44 – SDR-3180

CONDITIONS - Continued:

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3186 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC. -
Request for a Special Use Permit FOR A SUPPER CLUB at 1401 South Rainbow Boulevard (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the site plan was held in abeyance in order to resolve some issues but the use permit is appropriate and staff recommended approval subject to conditions.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff recommendations.

COMMISSIONER McSWAIN commended the applicant for being such a strong supporter of community efforts.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 45 – SUP-3186

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:27 – 12:28)

4-3708

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 and 19.20.020 for a Supper Club.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3187 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC. -
Request for a Site Development Plan Review FOR A 565 SQUARE FOOT DRIVE THROUGH
ADDITION TO AN EXISTING RESTAURANT on 1.25 acres at 1401 South Rainbow Boulevard
(APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1(Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 4, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

NIGRO – ABEYANCE to the 12/4/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, acknowledged receipt of a request from the applicant to hold this item to the 12/4/2003 Planning Commission meeting in order to revise the site plan.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and agreed with holding this application until the 12/4/2003 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:20)
1-428

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3210 - VERTICAL HOLDINGS COMPANY ON BEHALF OF 36 ACRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A DRIVE THROUGH AS PART OF A FINANCIAL INSTITUTION at 6610 North Durango Drive (APN: 125-20-710-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an agent with his firm owns property located across the street from the subject property.

To be heard by the City Council on 12/17/2003.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated that use is appropriate and suited for the current Montecito project and is suited for the overall development plan area. He briefly described the project. Staff recommended approval subject to conditions.

TODD HOLZER, 6700 North Durango Drive, appeared on behalf of the property owner. He concurred with staff conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 47 – SUP-3210

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked for an explanation of the 70% glazing standards. MR. WALTON clarified that those standards are related to the Town Center Standards that propose all of the building sides to be the same appearance as the fronts of the buildings.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

NOTE: All discussion for Item 47 [SUP-3210] and Item 48 [SDR-3208] was held under Item 47 [SUP-3210].

(12:28 – 12:30)

5-260

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Financial Institution use and to the relevant provisions of the Montecito Town Center Development Agreement.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3208).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3208 - VERTICAL HOLDINGS COMPANY ON BEHALF OF 36 ACRE, LIMITED LIABILITY COMPANY - Request for the Site Development Plan Review FOR A 4,626 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF THE BUILD-TO-LINE AND 70% GLAZING STANDARDS OF THE TOWN CENTER DEVELOPMENT STANDARDS at 6610 North Durango Drive (APN: 125-20-710-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

☐

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

☐

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an agent with his firm owns property located across the street from the subject property.

To be heard by the City Council on 12/17/2003.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 48 – SDR-3208

MINUTES – Continued:

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

NOTE: All discussion for Item 47 [SUP-3210] and Item 48 [SDR-3208] was held under Item 47 [SUP-3210].

(12:28 – 12:30)

5-260

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-3210) for a Drive-Through Facility approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Pursuant to the Montecito Town Center Development Agreement, development must comply with the approved Master Sign Plan for the Montecito Town Center area. Such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be visually screened from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 48 – SDR-3208

CONDITIONS– Continued:

10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

11. If not already constructed by the Master Developer, construct the full width of the proposed driveways accessing this site and construct appropriate on-site paving to allow for two-way vehicular traffic concurrent with development of this site.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, the Montecito Lifestyle Center commercial subdivision and all other subsequent site-related actions

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3137 - RICHMOND AMERICAN HOMES ON BEHALF OF CHARLES A. SILVESTRI & MARYDEAN MARTIN FAMILY TRUST, AND MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 193-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.88 acres adjacent to the northeast corner of Rome Boulevard and Riley Street (APN: 125-20-703-001, 002, 003, 004, 125-20-701-002, and 125-20-704-006), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he represents Jack Binion on the adjacent property located in the subject area and McSWAIN abstaining as her firm is presently under contract with Richmond American Homes.

This is Final Action.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that staff's recommendation for denial is based on the lack of adequate buffering.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 49 – SDR-3137

MINUTES – Continued:

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that the proposed project is 20 acres and is located in the Montecito Town Center. The developer, Richmond American Homes, proposes to construct a cluster development on 193 lots with a density of 9.2 to the acre. Reviewing the entire Montecito Plan, he pointed out the rights of way and the adjoining 80-foot streets that will be developed with the proper amenities such as curbs and sidewalks. He justified having this type of development would be more compatible with the existing layout of office, a private school, and streets that aren't wide. ATTORNEY AMICK went on to describe the distinctive features of the homes and the lot configurations.

TODD FARLOW, 240 North 19th Street, expressed his approval and stated that this cluster development is far better than having apartments. He asked ATTORNEY AMICK to display the elevations.

VICE CHAIRMAN NIGRO, from past experience, revealed that living in a cluster-home development does not appear to be a problem for children. Normally this type of development is attractive to single people, to small families or to couples just starting out. Ultimately they will choose the clustered development then move on to something larger.

COMMISSIONER GOYNES agreed and was quite happy that apparently the residents of Timberlake were acceptable to this proposed development.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(12:30 – 12:43)

5-356

CONDITIONS:

Planning and Development

1. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.
2. Pedestrian access shall be provided at the end of the longest interior street from the interior of the subdivision to Rome Boulevard.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 49 – SDR-3137

CONDITIONS – Continued:

3. All development shall be in conformance with the Site Development plan and building elevations except as amended by Condition 1.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary. If such map is required it should record prior to the issuance of any building permits for this site.
11. Dedicate up to 40 feet of right-of-way for a total 40 foot half street for those portions of Riley Street not previously dedicated and dedicate a 25 foot radius on the southeast corner of Riley Street and Deer Springs Way.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 49 – SDR-3137

CONDITIONS– Continued:

12. Construct half-street improvements including appropriate overpaving if legally able on Rome Boulevard, Riley Street, Deer Springs Way, and Grand Montecito Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Landscape and maintain all unimproved rights-of-way adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the adjacent public rights-of-way adjacent to this site prior to occupancy of this site.
15. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 49 – SDR-3137

CONDITIONS – Continued:

17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3173 - PECCOLE NEVADA CORPORATION - Request for a Site Development Plan Review FOR A 41,059 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARD on 2.67 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN: 138-31-210-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining as an agent at his firm has a business transaction with Architectural Firm representing the applicant.

This is Final Action.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated that the proposal meets the design standards, the residential adjacency standards and is in compliance with all parking requirements. Staff recommended approval subject to conditions.

KIRK CARLSON, 7373 Peak Drive, appeared on behalf of the applicant. He concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 50 – SDR-3173

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(12:43 – 12:46)

5-782

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards. The enclosure shall be relocated to be a minimum of 50 feet from the residential zone to north.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 50 – SDR-3173

CONDITIONS– Continued:

9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Construct all incomplete half-street improvements (sidewalk) on Hualapai Way and Alta Drive adjacent to this site concurrent with development of this site. Provide Pedestrian Access Easements for all sidewalks not located within the public right-of-way.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. It appears that the proposed driveway on Alta Drive requires relocation or modifications to the existing median island.
13. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 50 – SDR-3173

CONDITIONS – Continued:

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PICHAT POJANASOMBOON TRUST - Request for a Site Development Plan Review FOR A 14,820 SQUARE FOOT COMMERCIAL BUILDING AND WAIVER OF BUILD TO STREET STANDARDS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 1.7 acres at the northwest corner of Durango Drive and El Capitan Way (APN: 125-17-601-011), T-C (Town Center), Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 4, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/4/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested this application be held to the 12/4/2003 Planning Commission meeting. Abeyance would require re-notification. A copy of the letter is on file.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:20 – 6:22)

1-474

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3211 - COMMUNITY OF CHRIST - Request for a Site Development Plan Review FOR A GYMNASIUM, CLASSROOM AND EXPANSION OF AN EXISTING CHURCH on 1.96 acres at 5401 West Oakey Boulevard (APN: 163-01-701-005), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 18, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant submitted a letter requesting this application be held to the 12/18/2003 to make additional revisions to the site plan.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:22 - 6:23)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3253 - BRESLIN BUILDERS ON BEHALF OF SHELLI LOWE - Request for a Site Development Plan Review FOR A 72 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STEP BACK STANDARD on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

☐

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

☐

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 18, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain when these items come forward for action as her firm is doing work for Breslin Builders, but she would be voting on the abeyance.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, requested these applications be held in abeyance to the 12/18/2003 Planning Commission meeting in order to make revisions to the site plan.

SAM CHERRY, 1351 West Warm Springs Road, concurred with MR. CLAPSADDLE'S representation. He acknowledged the requirement to re-notice these public hearings.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 53 – SDR-3253

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 53 [SDR-3253] and Item 54 [SUP-3352] was held under Item 53 [SDR-3253].

(6:23 – 6:25)

1-527

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3352 - BRESLIN BUILDERS ON BEHALF OF SHELLI LOWE - Request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT WITH 72 RESIDENTIAL UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF RETAIL SPACE adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 12/17/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 18, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain when these items come forward for action as her firm is doing work for Breslin Builders, but she would be voting on the abeyance.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 54 – SUP-3352

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 53 [SDR-3253] and Item 54 [SUP-3352] was held under Item 53 [SDR-3253].

(6:23 – 6:25)

1-527

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ROC-3164 - JET DEVELOPMENT ON BEHALF OF ROBERT FELDMAN - Request for a Review of Condition No. 8 of an approved Site Development Plan Review (SDR-1166) WHICH LIMITED PARKING LOT LIGHTS TO 20 FEET IN HEIGHT AND SPECIFIED "SHOE BOX" LIGHTING BE MOUNTED ON THE EXTERIOR WALLS OF THE BUILDING on 0.85 acres on the south side of Charleston Boulevard approximately 550 feet west of Torrey Pines Drive (APN: 163-02-114-010), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAUN - APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining as his firm is marketing a property located across the street from the proposed project.

To be heard by the City Council on 12/17/2003.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that this application is appropriate and in order. Staff recommended approval subject to conditions.

JOHN TUCKER, Jet Development, 800 North Rainbow Boulevard, concurred with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 55 – ROC-3164

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(12:46 – 12:47)

5-873

CONDITIONS:

Planning and Development

1. Replace Condition No. 8 of Site Development Plan Review (SDR-1166) with the following:

“Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties”.

2. Compliance with all other Conditions of Approval of the Site Development Plan Review (SDR-1166).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WVR-3222 - SOUTHWEST HOMES - Request for a Waiver of the Town Center Development Standards TO ALLOW A 40 FOOT STREET RIGHT-OF-WAY WIDTH WHERE 80 FEET OF RIGHT-OF-WAY IS REQUIRED for Solar Avenue located between Campbell Road and Dapple Gray Road (APN: 125-17-401-004), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT voting No.

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that the applicant has provided a copy of a letter from the Clark County School District indicating that they are willing to put 40 feet of the required 80-foot right of way on their portion of the property line. Staff recommended approval subject to one condition.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, along with GREG BORGEL, appeared on behalf of the applicant. ATTORNEY LAZOVICH noted that as part of the approval for the Centennial Park II, there was a request for dedication of Solar Way, which runs to the

north of the project site. ATTORNEY LAZOVICH concurred with staff's report related to the right of way dedication.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 56 – WVR-3222

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked whether the applicant has obtained a shared use agreement. DAVID CLAPSADDLE, Planning and Development Department, stated that that is not the issue. MR. FARLOW disagreed and remarked that the children need to have a safe way to get to the school.

COMMISSIONER McSWAIN asked for clarification that staff recommends approval of 60 feet versus 40 feet as alluded to by ATTORNEY LAZOVICH. MR. CLAPSADDLE confirmed that to be correct. MR. BORGEL added that the School District offered to provide 40 feet on their property in exchange for the developer doing all the improvements of that portion. Additionally, MR. BORGEL stated that the trade-off would allow the developer to use the money to pave the street for the School District. MR. CLAPSADDLE related that the applicant had agreed to take out a row of residences along Solar Avenue to ensure that the street is adequate. DAVID GUERRA, Public Works Department, stated that along Dapple Gray Road, the School District agreed to give 30 feet with the private developer to the west agreeing to 35 feet. MR. WALTON believed that it is probably the contention of the School District to provide 40 feet, because that is exactly half of the 80-foot right-of-way.

COMMISSIONER NIGRO asked whether there were any safety concerns related to the exchange. MR. GUERRA explained that the school buses have a more difficult time maneuvering the narrow streets. MR. BORGEL replied that the School District determined that the 40 feet wide street is adequate. MR. GUERRA responded that based on discussion with the School District, it was not the understanding that the 40 feet would be the entire amount dedicated.

COMMISSIONER McSWAIN remarked that it would be entirely feasible for the developer to meet with the School District prior to this action, if approved, being forwarded to the City Council. In that way, both parties can identify exactly what the School District's position is on the 40 feet versus the 60 feet.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:47 – 12:55)

5-930

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 56 – WVR-3222

CONDITION:

Public Works

1. Solar Avenue shall be constructed to a total width of 60 feet to include a 5-foot wide sidewalk, curb, and gutter on both sides of the street, and a standard knuckle at the intersection of Solar Avenue and Dapple Gray Road. A Waiver of applicable Town Center Standards for public streets is hereby approved allowing the construction of a public street to non-Town Center residential collector standards, and allowing a 10 foot northern offset to the proposed centerline of Solar Avenue if needed, however, streetlights shall be provided to Town Center Standards. Appropriate public street dedication and/or easement rights for the full 60 foot width shall be provided prior to approval of any construction drawings for the abutting sites; if the full 60 foot width cannot be provided, a minimum of 30 feet shall be dedicated south of the centerline of Solar Avenue. The applicant shall be responsible for the construction of required half-street improvements, including appropriate overpaving, concurrent with development of the site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3195 - PARDEE HOMES OF NEVADA - Request for a Petition to vacate U. S. Government Patent Reservations, generally located west of Tee Pee Lane, between Farm Road and Severence Lane, Ward 6 (Mack).

SET DATE: 12/03/03

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated the current right-of-way is not necessary and the elimination would not impede any traffic flows. Staff recommended approval subject to conditions.

TODD STONE, 5740 South Arville Street, appeared on behalf of the applicant. He concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 57 – VAC-3195

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:55 – 1:00)

5-1368

CONDITIONS:

1. Provide a plan for approval by the City Engineer indicating how legal access will be provided to Assessor's Parcel No. 125-18-701-007 prior to recordation of an Order of Relinquishment of Interest. All parcel access issues shall be resolved prior to recordation of an Order of Relinquishment of Interest.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The drainage study required by Town Center Assemblage R-PD5 60/75 Unit #3 may be used to satisfy this condition provided that it includes a section covering the area to be vacated.
3. Prior to the recordation of an Order of Relinquishment of Interest, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 57 – VAC-3195

CONDITIONS – Continued:

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3203 - CLIFF SHADOWS PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF THE DEXTER TRUST - Request for a Petition to vacate Barden Road, the south 10 feet of Lone Mountain Road and U. S. Government Patent Reservations, generally located east of Cliff Shadows Parkway, between Lone Mountain Road and Peaceful Dawn Avenue, Ward 4 (Brown).

SET DATE: 12/03/03

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/17/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated the rights-of-way and easements are no longer necessary and elimination of them will not be detrimental to the area. Staff recommended approval subject to conditions.

RICHARD TURNER, 3035 East Patrick Lane, appeared on behalf of the applicant. With regard to Condition 1, he stated that most of the alignment is an existing slope and he asked for the opportunity to meet with staff to discuss an alternate method. DAVID GUERRA, Public Works Department, replied that the request was made by the Sanitation Division to retain that easement within Barden Road. He

added that staff would be acceptable to looking at an alternate proposal; however, until such time as that is accomplished, he would recommend the condition remain.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 58 – VAC-3203

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:00 – 1:04)

5-1410

CONDITIONS:

1. This Petition of Vacation shall be revised to retain a 20 foot wide City of Las Vegas Sewer easement within Barden Road, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation.
2. This Vacation Application may be recorded in phases; the Order of Vacation for the right-of-way portion of this application in the Barden Road alignment shall not record until issues related to utility service alignments have been resolved to the satisfaction of the City Engineer.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation or Order of Relinquishment for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Order of Relinquishment.
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 58 – VAC-3203

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation or Order of Relinquishment is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3192 - GERALD GARAPICH AIA, LIMITED LIABILITY CORPORATION ON BEHALF OF JOHN H. MIDBY & ASSOCIATES, INC. - Request for a Site Development Plan Review FOR A 4,000 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE 8 FOOT PERIMETER LANDSCAPE WIDTH STANDARD on 0.32 acres near the southeast corner of Richfield Boulevard and El Camino Avenue (APN: 162-05-816-012), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated that the Site Development Plan Review meets the requirements of Title 19. Staff recommended approval subject to conditions.

RICHARD GALLEGOS, 10 Commerce Center Drive, concurred with staff conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 59 – SDR-3192

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:04 – 1:05)

5-1538

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The trash enclosure is to be covered and screened as required by the Commercial Design Standards.
3. A revised site plan that shows an easement for the Multi-use Transportation Trail shall be submitted to the Planning and Development Department prior to issuance of building permits to ensure the capability of a trail corridor should the City decide in the future a need for the trail.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 59 – SDR-3192

CONDITIONS – Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 59 – SDR-3192

CONDITIONS – Continued:

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5.00 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant approached him and requested the Site Development Plan Review be held in abeyance to the 12/18/2003 to enable him to meet with staff regarding several issues.

TODD FARLOW, 240 North 19th Street, stated that no building is so permanent as a temporary structure.

No one appeared in opposition.

PLANNING COMMISSIONER MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 60 – SDR-3201

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

Meeting resumed at 8:42 p.m.

(8:42 – 8:44)

2-1736

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TXT-3262 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 by adding a new liquor use other than a tavern for hotels with less than 200 rooms which may be exempt from meeting the 1,500 distance separation requirement from taverns.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because he owns a piece of property that may be affected by this text change.

To be forwarded to the City Council in Ordinance Form.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that prior to establishing this text amendment there were no provisions within the code that addressed establishments having less than 150 rooms that wanted to provide the sale of liquor for room service and throughout the pool area. He stated that staff reviewed the code and determined that using the Hotel Lounge Bar definition with added criteria would resolve the issue. MR. CLAPSADDLE read staff's recommendation for the record.

COMMISSIONER EVANS asked staff to clarify the distinction between hotels and motels. MR. CLAPSADDLE explained that the hotels have interior access to the rooms and motels have exterior

access to the rooms. COMMISSIONER EVANS was concerned that this might open up opportunities for problems.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 61 – TXT-3262

CONDITIONS – Continued:

MR. CLAPSADDLE clarified that this modification would allow flexibility for a motel, which is not classified as a tavern, to be able to provide room service or sell liquor at poolside. COMMISSIONER EVANS asked whether sexually oriented establishments that have motel facilities would be considered in this category. MR. CLAPSADDLE explained that that type of business is not classified as a Hotel Lounge Bar. He added that staff did ask for input from the Business Licensing Division.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(1:05 – 1:13)

5-1593

CONDITIONS:

1. Title 19.04.050, “Hotel Lounge Bar [C-2, C-PB, C-M], shall be amended as follows:
 7. For operations of less than 150 rooms, where the City Council determines that the public health, safety and welfare are not compromised, on-premise consumption may take place within the hotel, pool area or as a part of room service.
2. Title 19.20 “Hotel Lounge Bar” shall be amended as follows:
 6. For operations of less than 150 rooms, where the City Council determines that the public health, safety and welfare are not compromised, on-premise consumption may take place within the hotel, pool area or as a part of room service.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TXT-3312 - CITY OF LAS VEGAS - City of Las Vegas- Discussion and Possible Action to delete the requirement for a Special Use Permit for Private Streets for established residential developments where all lots meet the minimum net lot size standard of Title 19.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

☐

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

☐

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to the 12/18/2003 Planning Commission meeting– UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that originally on lots zoned R-E the lot sizes were 20,000 square feet and there was no criteria established for special use permits which ultimately resulted in substandard lots. He stated that this relates only to established subdivisions where the net lot size of every lot meets the standards of the code. DEPUTY CITY ATTORNEY BRYAN SCOTT added that elimination of the special use permit could give one or two people the opportunity to move forward on converting a public street to a private street.

COMMISSIONER McSWAIN questioned whether having a private street requires the subdivision to be gated and if not, there essentially would be no other reason to warrant coming before the Planning Commission.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 62 – TXT-3312

MINUTES – Continued:

DEPUTY CITY ATTORNEY SCOTT affirmed that once the street has been converted to private, the responsibility would lie with the parties who submitted the application. However, in situations where a vacation is requested, DEPUTY CITY ATTORNEY SCOTT remarked that this could result in a number of issues. MR. CLAPSADDLE agreed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:13 – 1:15)

5-1895



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None.

MEETING ADJOURNED AT 1:16 A.M.

Respectfully submitted:

KRISTENE HONZIK, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK